DESIGN AND ACCESS AND PLANNING STATEMENT



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ERECTION OF NINETEEN HOLIDAY LODGES, RECEPTION BUILDING, FACILITY MANAGER'S ACCOMMODATION AND MAINTENANCE SHED. FORMATION OF TWO FISHING LAKES AND ASSOCIATED HARD AND SOFT LANDSCAPING. BLEU RAY FARM, MILL GATE, WHAPLODE PE12 6RY

CLIENT ; VMM PROPERTIES LIMITED

DATE ; APRIL 2022

PROJECT REF ; JDA/2022/885

This document is part and parcel of a Full Planning Application submitted to South Holland District Council

1.0 Introduction :

1.1.1 This statement provides an assessment of the proposals by John Dickie Associates for the erection of nineteen holiday lodges, reception building, facility manager's accommodation and maintenance shed. Formation of two fishing lakes and associated hard and soft landscaping. Bleu Ray Farm, Mill Gate, Whaplode PE12 6RR

The application site area is defined on the submitted OS based Location Plan. The site area is 22,780 sq m – 5.63 acres.

In submitting this statement, the aim is to briefly explain the planning and design principles which have been used to formulate the Planning Application.
The Town & Country Planning (Development Management Procedure) Order 2015, requires certain types of application for planning permission to be accompanied by a Design and Access Statement.
This document takes due account of :

- Manual For Streets: DfT. March 2007
- The 2021 NPPF
- South East Lincolnshire Local Plan 2011-2036

1.2 The design and access statement is sub-divided into the following:

- Use
- Amount of Development
- Scale
- Layout
- Landscaping
- Appearance
- Access

1.3 The legislative requirements are set out in the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and the Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006.

The Council are prohibited from entertaining an application unless it is accompanied by a Design and Access Statement, where required, and the above legislative measures indicate what should be contained in such statements.

1.4 This Design and Access Statement will help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access. The Statement is intended to improve the quality of proposals: in preparing the design and access statement, we have considered and subsequently explained the merit of the design and how it relates to the urban setting.

1.5. Planning History
The site has the benefit of an 'allocation' in the South East Lincolnshire Local Plan (Inset Map number 72) - Policy 20 as follows :

Land at Bleu Raye Farm, Mill Gate, Whaplode Fen allocated as a 'Proposed Residential Gypsy/Traveller Site', to provide accommodation for four households.

Additionally, the site has been granted Full Planning Permission under application number H23-0848-19 for a proposed residential gypsy/traveller site.

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2.0 Proposed development and impact on the setting and general planning considerations :

It is considered that the following general planning considerations are relevant and applicable to this site;

- Does the development reflect the character of the locality?
- Integration and compatibility of design and scale with adjoining dwellings, paying attention to the building line, proportionality/massing, heights, eaves level and materials of adjoining buildings

- Maintenance of the building lines where they may be considered relevant
- Impact upon the residential amenities of any adjoining sites
- Impact upon the character of the urban streetscape
- The maintenance of appropriate standards of open space for existing and proposed developments if relevant
- The provision of safe means of access to and egress from the site which does not result in the creation of a traffic hazard
- The provision of appropriate car parking facilities

In the absence of more refined considerations within the development plan, these would appear to be the most relevant planning considerations in this particular form and scale of development. These aspects are considered fully in this Design and Access Statement.

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3.0 Planning Policy Backdrop

3.1 National Planning Policy Framework

3.1.2 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

3.1.3 The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

3.1.4 It was adopted on the 27th March 2012 and is accompanied by the Technical Guide to the NPPF which provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding and in relation to mineral extraction. The NPPF was updated in July 2018 and July 2021.

3.1.5 Paragraph 2 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. This is repeated in Paragraph 47.

- Paragraph 8 describes three dimensions to sustainable development: economic, social and environmental. These give rise to the need for the planning system to perform a number of roles which are mutually dependent:
- Economic: contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation, and by identifying and coordinating the provision of infrastructure.
- Social: supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and
- Environmental: contributing to protecting and enhancing our natural built and historic environment, including making effective use of land.

3.1.6 Paragraph 10 states that at the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 continues, explaining that for decision taking this means:

'c) approving development proposals that accord with an up-to-date development plan without

delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.1.7 Paragraph 12 explains how the Local Planning Authority's Development Plan is the starting point for decision making:

'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

3.1.8 Paragraph 38 states that Local Planning Authorities should approach development decisions in a '*positive and creative way*'. It continues with the approach to determining applications at Paragraph 47, where it states that decisions '*...should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing*'

3.1.9 Delivering a sufficient supply of homes

The NPPF is focused on the delivery of housing and built upon the Government White Paper '*Fixing our Broken Housing Market*' (DCLG, 2017). Indeed, Paragraph 59 describes the objective to significantly boost the supply of homes.

Paragraph 63 states:
Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).

Paragraph 68 recognises the important contribution that small and medium sized sites can make to the housing requirement of an area, and requires local planning authorities to promote the development of a good mix of sites.

In order to do so, local planning authorities are expected to identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than 1ha.

Great emphasis is placed on the local planning authorities ability to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan. In addition, the authority must demonstrate delivery of housing over the previous three years. This is to ensure that consented development is built out. In this regard, Paragraph 76 states :
'To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability.'

Paragraph 84 states that the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

3.1.10 Promoting Sustainable Transport

The framework seeks to maximise sustainable transport solutions and recognises that the opportunity to do so will vary between urban and rural areas. Paragraph 102 requires transport issues to be considered from the earliest stages so that opportunities from existing or proposed infrastructure is utilised and opportunities to promote walking, cycling and public transport use are identified and pursued.

Paragraph 105 states that if setting local parking standards for residential development, local planning authorities should take into account the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles

In considering planning applications, Paragraph 108 describes how it should be ensured that appropriate opportunities to promote sustainable transport modes have been taken up; that safe and suitable access to the site can be achieved for all users; and any significant impacts to the transport network can be acceptably mitigated.

Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

In this context, applications should give first priority to pedestrian and cycle movements; facilitate access to public transport routes; address the needs of people with disabilities and reduced mobility; create places that are safe, secure and attractive; allow for the efficient delivery of goods, services and emergency vehicles; and be designed to enable charging of plug-in and other ultra-low emission vehicles.

3.1.11 Achieving well-designed places

Paragraph 124 states that '*Good design is a key aspect of sustainable development, creates between places in which to live and work and helps make development acceptable to communities*.'

To provide maximum clarity about design expectations, visual tools such as design guides and codes are encouraged, with the level of detail and degree of prescription being tailored to the circumstances in each place.

Paragraph 127 states that planning decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 128 encourages applicants to
'work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.'

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4.0. NATIONAL PLANNING POLICY GUIDANCE

The Planning Practice Guidance (PPG) Suite provides guidance on the interpretation of the NPPF as well as other matters. It does not form national policy, it instead provides advice to plan makers and decision takers.

Design
The importance of good design, as identified in Paragraph 124 of the NPPF, is reflected within this PPG.
Good design should:

- *ensure that development can deliver a wide range of planning objectives*
- *enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being*

Paragraph: 002 Reference ID: 26-002- 20140306 (March 2014)

The planning objectives identified by the PPG that good design can help to achieve include:

- local character (including landscape setting). Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development.
- safe, connected and efficient streets. Streets should be designed to be functional and accessible for all, to be safe and attractive public spaces and not just respond to engineering considerations.
- access and inclusion. Good design can help to create buildings and places that are for everyone. Planning can help break down unnecessary physical barriers and exclusions caused by the poor design of buildings and places.
- Efficient use of natural resources. The structure, layout and design of places can help reduce their resource requirements in terms of energy demands, water and land take, and help to sustain natural ecosystems Having a mix of uses and
- facilities within a neighbourhood can reduce travel demand and energy demands.
- Cohesive and vibrant neighbourhoods. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area.

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5.0 The Adopted Local Plan: South East Lincolnshire Local Plan 2011-2036

The South East Lincolnshire Local Plan was adopted in March 2019. The current proposal will therefore be assessed in this statement in the context of the Adopted Local Plan. Applicant commentary in **blue** text.

Policy 1: Spatial Strategy states that within the settlement boundaries of the Main Service Centres –- development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. In keeping with these ambitions, the current proposal displays plans for a well-designed, sustainable development that accords with such aspirations of national and local policy.

Policy 2: Development Management states that Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. Size, scale, layout, density and impacts on amenity and the character of the area
2. Quality of Design and Orientation
3. Maximising the use of sustainable materials and resources;
4. Access and vehicle generation levels;
5. The capacity of existing community services and infrastructure;
6. Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. Sustainable drainage and flood risk;
8. Impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. Impact on the potential loss of sand and gravel mineral resources.

The accompanying Design and Access Statement sets out how an overall sustainable design has been achieved within the current proposal and is consistent with the aims expressed within Policy 2.

The proposal is policy compliant.

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Policy 3: Design of New Development requires all development to *"create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials"* consistent with the relevant criteria set out within Policy 3. This Design and Access Statement and supporting documentation demonstrate how the proposal accords with the applicable requirements set out within Policy 3, presenting a proposed form and scale development that preserves the amenity of existing and future residents impacted by the development, is in keeping with the sense of place and character of the local area, is resilient to flood risk and includes landscaping sympathetic to ecology, biodiversity and infrastructure interests throughout.

The proposal is policy compliant.

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Policy 4: Approach to Flood Risk states circumstances in which development proposed within an area at risk of flooding (Flood Zones 2 and 3) will be permitted. The development has the benefit of Outline consent for residential development therefore no sequential test is required by Policy 4. The proposal includes a flood risk assessment which outlines mitigation measures with regard to flood risk consistent with point 3 of Policy 4. Point 3 outlines the requirements for information to be covered within a flood risk assessment to ensure site specific flood risks are covered. The applicant fully supports the policy and the mitigation measures outlined within the flood risk assessment. Given the mitigation measures proposed, the sustainability benefits of the development outweigh the flood risk

The proposal is policy compliant.

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Policy 5 Meeting Physical Infrastructure and Service Needs states that planning permission will be granted for new development provided that developers can demonstrate that there is, or will be sufficient physical infrastructure and service needs capacity to support and meet the needs of the proposed development. The development will be 'off grid' in terms of energy needs, water and foul water sewage disposal,

The proposal is policy compliant.

Policy 9: Promoting a Stronger Visitor Economy

Proposals for tourism and visitor development which utilise and enrich the natural and built environment and existing attractions of South East Lincolnshire to the benefit of the local economy, visitors and local communities will be supported within the boundaries of settlements identified in Policy 1.
Outside these settlements, small-scale development to support the visitor economy, including farm diversification, equine development and fishing lakes, will be supported provided that proposals:
1. do not conflict with neighbouring land uses;
2. are in keeping with the character of the locality; and
3. demonstrate a functional link with an existing rural attraction or farm enterprise.

Larger developments will only be supported outside settlement boundaries in exceptional circumstances, for instance to proportionally support or enhance the enjoyment of an established visitor attraction where this cannot reasonably be achieved from a town or village location.
Springfields Shopping and Festival Gardens
Development within the Springfields Shopping and Festival Gardens, as defined on the Policies Map, will be supported in principle for:
1. facilities directly related to the functioning of the shopping centre, consistent with Policies 24 and 27;
2. development at the Events and Conference Centre that seeks to improve the range of services available; or
3. proposals which would enhance the scale, quality and biodiversity value of the Festival Gardens.

Other ancillary development linked to the above uses will also be supported.
The proposal is policy compliant.

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Policy 28: The Natural Environment seeks the establishment of a high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace. The proposal will not impact upon any international, national or local designated protected sites and the proposals maximise opportunities for the incorporation of biodiversity and high quality soft landscaping, consistent with the requirements of Policy 28.
The proposal is policy compliant.

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Policy 29: The Historic Environment requires development proposals to respect the historical legacy and character of South East Lincolnshire's historic environment. The proposed development is sufficiently separated from all nearby heritage assets and their immediate settings, that the proposals would not harm their significance or setting. In this case, a Heritage Impact Statement is not considered necessary.

The proposal is policy compliant.

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Policy 30: Pollution
Development proposals will not be permitted where, taking account of any proposed mitigation measures, they would lead to unacceptable adverse impacts upon:
1. health and safety of the public;
2. the amenities of the area; or
3. the natural, historic and built environment;

by way of:
4. air quality, including fumes and odour;
5. noise including vibration;

6. light levels;
7. land quality and condition; or
8. surface and groundwater quality.
Planning applications, except for development within the curtilage of a dwelling house as specified within Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development)(England) Order 2015, or successor statutory instrument, must include an assessment of:
9. impact on the proposed development from poor air quality from identified sources;
10. impact on air quality from the proposed development; and
11. impact on amenity from existing uses.

Suitable mitigation measures will be provided, if required. Proposals will be refused if impacts cannot be suitably mitigated or avoided.
Development proposals on contaminated land, or where there is reason to suspect contamination, must include an assessment of the extent of contamination and any possible risks. Proposals will not be considered favourably unless the land is, or can be made, suitable for the proposed use.
The proposal is policy compliant.

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Policy 31: Climate Change and Renewable and Low Carbon Energy
A. Climate Change
All development proposals will be required to demonstrate that the consequences of current climate change has been addressed, minimised and mitigated by:
1. employing a high-quality design;
2. the adoption of the sequential approach and Exception Test to flood-risk and the incorporation of flood-mitigation measures in design and construction to reduce the effects of flooding, including SuDS schemes for all 'Major' applications;
3. the protection of the quality, quantity and availability of water resources, including for residential developments, complying with the Building Regulation water efficiency standard of 110 litres per person per day;
4. reducing the need to travel through locational decisions and, where appropriate, providing a mix of uses;
5. incorporating measures which promote and enhance green infrastructure and provide an overall net gain in biodiversity as required by Policy 28 to improve the resilience of ecosystems within and beyond the site.

B. Renewable Energy
With the exception of Wind Energy the development of renewable energy facilities, associated infrastructure and the integration of decentralised technologies on existing or proposed structures will be permitted provided, individually, or cumulatively, there would be no significant harm to:
1. visual amenity, landscape character or quality, or skyscape considerations;
2. residential amenity in respect of: noise, fumes, odour, vibration, shadow flicker, sunlight reflection, broadcast interference, traffic;
3. highway safety (including public rights of way);
4. agricultural land take;
5. aviation and radar safety;
6. heritage assets including their setting; and
7. the natural environment.

Provision should be made for post-construction monitoring and the removal of the facility and reinstatement of the site if the development ceases to be operational.
Proposals by a local community for the development of renewable and low-carbon sources of energy, in scale with their community's requirements, including supporting infrastructure for renewable energy

projects, will be supported and considered in the context of contributing to the achievement of sustainable development and meeting the challenge of climate change and against criteria B1-7.
The proposal is policy compliant.

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Policy 36: Vehicle and Cycle Parking states that all new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities contained in Appendix 6. Each Lodge will be provided with an electric vehicle charging point.
Appendix 6 – Parking Standards.
The proposal is policy compliant.

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Proposed Development Assessed Against Policies		
No	Policy Criteria	Commentary
1	Statutory, national and local designations of landscape features, including natural and historic assets	The site is not located within any statutorily or locally designated area.
2	Local distinctiveness and sense of place	The locality of the application site is predominantly C3 - Residential and agricultural. It is well screened from all nearby short, medium and longer range Public Receptor points. The character and appearance of the locality will not be materially harmed by the proposed development of the holiday lodges.
3	Historic character, patterns and attributes of the landscape	The existing site is not considered important to the character of the landscape setting. No demonstrable harm will arise.
4	The layout and scale of buildings and designed spaces	The design of the proposed development has been carefully considered in relation to scale and the designed spaces. The development of this site will have no adverse impacts upon the character and appearance of the locality.
5	The quality and character of the built fabric and their settings	The development will incorporate forms and materials consistent with the character of the locality.

6	The condition of the landscape	The development will complement the local built forms and landscape.
7	Biodiversity and ecological networks within the landscape	The site contains no features of biodiversity importance.
8	Public access to and community value of the landscape	The development will have no negative impacts in relation to this aspect
9	Remoteness and tranquility	Not relevant or applicable in this instance. No negative impacts.
10	Visual intrusion	The development will not be visually intrusive.
11	Noise and light pollution	Not relevant or applicable in this instance. No negative impacts.
12	Conservation Area Appraisals and Village Design Statements, where these have been adopted by the Council	Not applicable in this case.
13	Impact on controlled waters	Not relevant or applicable in this instance. No negative impacts.
14	Protection of existing open space (including allotments and public open space, and open spaces important to the character, setting and separation of built-up areas)	There will be no loss of open space.

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6.0 General Planning Considerations

Set out below are a range of 'general planning considerations' that we consider pertinent to development proposals of this type, form and scale , indicating how the current proposals satisfy these considerations.

Integration and compatibility of design and scale with adjoining dwellings, paying particular attention to building lines, proportionality, heights, eaves/ridge levels and materials of nearby buildings.

These matters are critical to the consideration of this application. They have been fully covered in other sections of this Statement, where we have demonstrated that the scale and siting of the proposed buildings affords due regard to the nature and character of the surrounding area – the 'rural setting'. The development integrates in terms of scale and design with the neighbouring buildings/landscape, and will sit comfortably with the overall character of the locality.

The site appraisal identified the key design considerations relating to the site and the constraints that informed the design. The scale of the buildings are appropriate to the site and setting. They will not

dominate neighbouring properties and will positively integrate with the surrounding built form and landscape setting.

Careful consideration has been given to the selection of all external materials, details of which can be found in the submitted drawings.

MATERIALS

Roofs - Proprietary Sedum Roofs where shown.
Standing Seam Zinc where shown

Facing Bricks where shown Traditional Brick and Stone - Light Amthill Blend in Lime based mortar.

Windows and doors - Timber hardwood - elevations as shown. Oak stain by Sikkens.

Horizontal and vertical cladding where shown - Feather edge Oak boarding - unfinished with 150mm visible gap

RW Goods
Roundstyle Cast Iron Style Rainwater System by Brett Martin - black 112mm half round

Lanterns
All Lanterns by Roofmaker Limited

Woodburner Flues
Hetas approved black Vitreous Enamel where shown

Fascias and Soffits
All in premium high density Anthracite Grey PVCU

Brise Soliel
All formed in solid seasoned Oak timber sections - joinery quality with Oak dowelled connections

Decking, Steps and Ramps
Anti-slip Balau Hardwood where shown

Balustrading to Raised Areas
Black painted galvanised steel balusters, rails and handrails where shown

Corten 'A' Steel - where shown (Atmospheric Corrosion Resistant Steel)
S355J2W Quality panels. Acid proof Stainless Steel screws for fixing panels. Waterproof seals at abutments.

Main Roadway
Self-Binding Stabalised Gravel

Driveways and parking areas
Marshalls Driveline Buff Priora Permeable Paviors

Paths and Patios
Porcelain Slate Grey where shown

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Maintenance of the front and side 'building lines' where applicable

It is not considered that building lines are a relevant or determining factor in this case.

Impact upon the residential amenities of adjoining sites and properties

The proposed development will not give rise to adverse or harmful amenity effects upon adjoining residential properties.
The low visual impact nature of the buildings and the separation distances are such that issues of overlooking and privacy loss will not arise.
There is adequate separation between the existing and proposed properties.
The scale of the proposed dwellings and the relationship to adjoining properties is such that there will be no overbearing impact upon adjacent properties

Potential impact upon the character of the streetscape

The development will have no adverse impact upon the streetscape given it's 'set-back' from the adopted highway.

The provision of safe means of access to and egress from the site which does not result in the creation of a traffic hazard

The development will be accessed via a new access point off Mill Gate. The entrance benefits from compliant vehicular and pedestrian visibility splays in both directions - 2.4 x 215m. Pedestrian visibility splays (2m x 2m) are also fully compliant.

The provision of appropriate car parking facilities on the site

Adequate provision has been indicated for the parking of vehicles.

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7.0 Conservation Area Appraisal ;
Not applicable

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8.0. Contextual analysis
A contextual analysis has been undertaken to identify and understand the wider context and site features and how these will contribute or influence the design proposals. Residential development of the site is consistent with the residential characteristics of the locality.

Basic approach included ;
Start with desk based studies including a site visit. Consideration was given to public footpaths and potential connections, topography, surrounding land uses and landscape features, official designations, local and national policies, history and historic maps.

The site inspection included appraisals of the following ;
Assessment of trees and hedgerows, key views from within the site, ground conditions, wet areas, ditches, wildlife activity and boundaries, including rear garden fences of adjacent properties, views and approaches towards the site, local character, street character, movement - best walking routes to schools, shops etc., existing bus services and stops, cycle routes, footpaths.

Checklist for a site and contextual analysis	
Landscape	
	Response
• Landscape character, setting and history;	Refer to site analysis and landscape Assessment
• Topography;	Refer to topographic survey The site is relatively flat.

	The prevailing level of the front extremity of the site (road frontage) is 2.85m. The design solution (specifically finished floor levels) takes due account of the prevailing ground levels and the FRA recommendations.
• Views into and out of site and visual impact;	In terms of visual impact, the 'discreet' nature of the location will result in minimal visual impact.
• Urban – rural interface;	As above
• Geology;	Not relevant
• Ecology and biodiversity, including biodiversity opportunity mapping;	Refer to the Biodiversity Mitigation and Enhancement proposals
• Green space, trees, hedgerows (green infrastructure);	Refer to the Biodiversity Mitigation and Enhancement proposals and the hard/soft landscaping proposals
• Hydrology and drainage (SuDS, existing flow paths, watercourses - blue infrastructure);	Refer to the landscaping and drainage proposals.
• Environmental risks, such as flooding and noise, air and water quality;	The proposal will not increase the risk of flooding. There are no measurable impact in relation to noise.
• Microclimate - Light, shade, sunshine and shadows; and colours, textures, shapes and patterns.	Refer to the Biodiversity Mitigation and Enhancement proposals and the hard/soft landscaping proposals. Light, Shade and sunshine have been given appropriate consideration in the scheme design.
<u>Townscape</u>	
• Views, vistas and landmarks;	See above
• Edges, nodes of activity, gateways, eyesores;	Not applicable
• Land uses and mix of uses around the site;	The surrounding land uses are C3 Residential and agricultural. There are no land use conflicts
• Local character (positive examples nearby if nothing adjacent to site);	Refer to the site analysis
• History and heritage assets, such as listed buildings and conservation	Not applicable





Responding to context
The proposals have fully considered how to respond to the comprehensive site and contextual analysis work outlined above.

Design vision and Design development
A 'vision statement' is not considered necessary in this case.
The overall 'vision' of the developer is to develop much needed holiday lodges in the South Holland area. There is (nationally and regionally) an undersupply of such tourist facilities and this proposal will help with the imbalance.

5. Strategic design
5A: Follow the process
The design process outlined in Part 1 has been followed. The new Part L of the Building Regulations will result in minimised Carbon Dioxide emissions. Electric car charging points will be provided to each Lodge.

5B: Responding to the climate emergency
"The UK's legally-binding climate change targets will not be met without the near-complete elimination of greenhouse gas emissions from UK buildings. The Future Homes Standard means that, from 2025, new build homes will no longer be permitted to have fossil fuelled space heating and hot water generation. This proposal is essentially 'off grid'.

The new Part L of the Building Regulations will result in minimised Carbon Dioxide emissions. Hot water and heating will be provided via ASHPs powered in the main by the solar arrays.

Layout
- The design solution will encourage healthy, active lifestyles;
- The buildings have been orientated to maximise beneficial solar gain – and shade against overheating
- The design solution promotes biodiversity and green infrastructure through a landscape-first and nature-based approach;
- Where possible, the development will use natural or recycled and local materials
- The design solution provides electric car charging points.

Buildings

The new Part L of the Building Regulations will result in minimised Carbon Dioxide emissions and high levels of insulation (a fabric first approach). ASHPs and solar panels will be installed along with triple glazing.

Notwithstanding the inherent site constraints, the design solution takes due account of ;

- Building orientation
- Efficiency of the building shapes
- Amount of glazing
- Heat pumps, mechanical and passive ventilation
- Water Management

Water efficiency

Water efficiency, including the re-use and responsible use of water will be factored into the detailed design stage in order to comply with the new Part L.

5D: A strong landscape structure

Landscape design has been considered at the very start of the design process to ensure ;
that sufficient space is given to landscape and drainage within the layout.
Biodiversity enhancements and other elements of 'green infrastructure' are positioned in the optimum locations within the site
Additionally, the impact of lighting on landscape and biodiversity has been carefully considered
Designing for wildlife is of great importance - refer to the Biodiversity Mitigation and Enhancement proposals and the hard/soft landscaping proposals

5G: Sustainable drainage systems

Permeable surfaces are specified wherever possible and all storm water from permeable surfaces have an outfall to the IDB watercourse or soakaways.

5K: Strong front boundary treatments

Not applicable in this case.

5Q: Car parking

Parking requirements have been considered at the outset of the design. Each new Lodge has its own dedicated double parking space PLUS ample allocation for visitors/guests.

6. Detailed design

6A: Build quality

It is important that build quality, materials and architectural detailing make a positive contribution to local distinctiveness, vernacular and character. The proposal offers a high quality design solution throughout using high quality architectural detailing and materials.
The high quality build will help the development to make a positive contribution to local distinctiveness, character and the street scene and landscape character in accordance with Local Plan policy

6B: Architecture

The focus in terms of design centred on quality and local character incorporating contemporary interpretations of local building forms, styles and details. Consideration has been given to how materials will last over time together with their maintenance, environmental performance and their general quality of appearance.

Order

Order can be a key element of good design and has been given full and due consideration in the development of the submitted proposals

6C: Materials
We have given careful consideration to the choice of all external materials for roofs, walls, windows and boundaries to ensure they are appropriate for the site's context. Different combinations of materials are specified to create a certain character and identity for buildings.

6D: Roofs
The form, pitch and appearance of roofs are an important determinant of character.

6E: Residential amenity
Residential amenity is determined by factors such as space, privacy, outlook, outdoor space and natural light. The proposed development takes due account of said guiding principles.

Windows do not look onto private areas of other homes, including habitable rooms (living rooms, dining rooms, bedrooms), kitchens and patio areas in gardens immediately adjoining the buildings.
Adequate garden/amenity spaces have been provided.

The residents of the lodges will benefit from the centralised fishing lakes.

6F: Refuse management
Dedicated bin storage areas have been shown for each individual lodge.

Waste Collection arrangements ;
All of the 'shared spaces' will be owned and maintained by a project specific Management Company. The service will include the procurement of a private 'household' waste disposal contract for all plots.

6H: Scaling and massing of infill development

Not applicable in this case.

-

7.1.2 Amount of Development :
The site area is 22,780 sq m – 5.63 acres. The proposed development represents a density of development commensurate with the surrounding area and that of similar scale 'holiday let' developments in South Holland.

7.1.3 Scale:
The scale, massing and juxtaposition of the buildings is considered commensurate with the setting. Due account has been taken of the surrounding land uses and properties. The proposed lodges will be served by adequate private amenity space. Dedicated bin storage will be provided and the holiday let units will be provided with cycle storage facilities as shown.

7.1.4 Layout :
The floor layouts of the proposed lodges have been carefully considered in order to avoid any harmful overlooking (either way) of the surrounding holiday units. The orientation of the buildings, layout of habitable rooms and fenestration will take full advantage of the available site area and the tracking of the sun.

All proposed cabins are afforded with open plan lounge and dining areas which benefit from glazed doors opening onto raised balconies with views over the [respective] lakes. By virtue of the layout and the

physical features on site, there are no instances whereby the cabins leisure spaces directly look onto one another.

The proposed layout maintains an acceptable amount of amenity space within the site and protects the amenity of neighbouring properties

7.1.5 Landscaping :
A detailed Landscaping Scheme has been provided.

With the landscape strategy integrated into the development and the existing landscape fabric, temporary impacts leading to a slight magnitude of change, resulting in a moderate effect which would result in a not significant impact, it is concluded the proposed development will be acceptable in terms of the Landscape and Visual Impact. Overall, the magnitude of change on the landscape character in this area is considered to be slight with a minor effect and not significant on completion of the development.

7.1.6 Appearance :
The carefully considered site layout and lodge design recognises the site's constraints and opportunities resulting in an attractive form of development that will enhance the rural setting.

The proposed cabins are modest in scale and have minimal impact on the wider landscape. Proposed and existing landscaping will help assimilate the development into its landscape and create an attractive development with no impact on the nearest sensitive uses, in this instance the residential properties in the immediate vicinity. The setting and appearance of the log cabins will have a neutral impact on the visual aesthetics of the site itself and surroundings.

The proposals satisfy the requirements of Local Plan Policy 30 which exists to protect unacceptable impacts upon a range of criteria including the natural environment and the amenity of the area.

The visual impacts of the construction process are likely to be more visible than the ultimate scheme, although these are of course temporary effects. It is likely that some parts of the construction process would be visible from some of the viewpoints at some time. The impacts of such temporary events are generally considered to be **Not Significant.**

7.1.7 Access :
As shown - from Mill Gate.
The developer will set up a Management Company to maintain all of the shared spaces – private drive, footpaths, verges and landscaping areas.
The proposed road specification will be designed to withstand the minimum carrying capacity requirement for hard standing for pumping appliances (Fire Brigade) of 18 tonnes (not 12.5 tonnes as detailed in the Building Regulations part B5).
Waste storage points are located around the site and will be collected by a private contractor on a weekly basis.

7.1.8 Sustainable Technologies

One of the most clear and obvious material benefits in connection with these proposals are the commitments towards sustainable technologies and construction movements, the inclusion of which is supported by planning policy – most notably Chapter 14 of the NPPF which supports renewable and low carbon energy and associated infrastructure. At a local level, this is reinforced through Policy 31 which requires all development proposals to demonstrate the consequences of climate change are addressed, minimised and mitigated.

The scale of the proposed development for 19 no. across the application site provides a critical mass that unlocks the use of a number of renewable technologies as being feasible and deliverable on site.

The cabins themselves are modular structures and fall within the bracket of Modern Methods of Construction (MMC). Modular construction is a form of off-site construction in which a building's components, or modules, are constructed in a factory setting before being transported to site for assembly. Off-site construction has a number of benefits, including significant reduction in an appetite for resources, waste generation and time spent on site. Typically, as much as 50% of waste on traditional building sites are avoided by the transition to off-site construction. The factory build process also achieves improved environmental credentials, whereby units are particularly well-sealed and airtight, allowing for a much lower energy requirement.

-

8.0 PLANNING BALANCE AND CONCLUSIONS

The application site area is located outside of any settlement boundary as set out in the South East Lincolnshire Local Plan (2019) (SELLP) and is, therefore, classed as being in Open Countryside. Policy 1 of the Local Plan states that development in the countryside will only be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. We say that the socio economic benefits from this particular type and scale of development are bound to be positive.

The proposals are also in accordance with the general thrust of Policy 9 of the Adopted Local Plan which supports tourism and visitor developments in the countryside which benefit the local economy provided there is no conflict with neighbouring land uses, are in keeping with the local character and setting.

The site will be for holiday / leisure use and not restricted solely to adults. A condition restricting the site to holiday use can be imposed which would preclude the use of cabins as residential accommodation. It is for the Local Planning Authority to enforce this condition and investigate breaches where necessary.

- It is categorically not the intention for the development to be used as a permanent residential site.

8.0.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 of the NPPF states that:
'Plans and decisions should apply a presumption in favour of sustainable development' and that for decision taking this means *approving development proposals that accord with an up-to-date development plan without delay.*

This Planning Statement finds that the construction of this development is compliant with the Development Plan.

The proposal will deliver high quality holiday let lodges which, in accordance with the Core Strategy will satisfy the high local demand for tourism. The **single storey** properties are designed to be adaptable to the needs of the elderly, infirm or disabled.

- The development, as an example of good design, complies with the criteria listed within Paragraph 127 of the NPPF ;

- The development will not harm the amenity of neighbouring residents;

Through the incorporation of highly efficient heating and hot water systems and energy efficiency measures the proposals meet the requirements of sustainable developments. Air source heat pumps will provide for hot water and heating.

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 states that for decision taking this means '*approving development proposals that accord with the development plan without delay.*'

Paragraph 8 of the NPPF describes the three dimensions to sustainable development: economic, social and environmental. Through its location and high quality design the proposals provide significant economic, social and environmental benefits, meeting the three dimension to sustainable development.

The development proposals therefore have significant policy support, applying both local and national policy tests. This must be weighed against the impacts of the development.

There will be short term impacts during the construction process through the movement of heavy goods vehicles, site deliveries and building. These can be controlled through the submitted Construction Management Plan (as submitted), and control of working hours. As such these impacts carry little weight.

The development will integrate satisfactorily with the existing built form and will give rise to no adverse amenity impacts.

The appraisal process has identified a clear and justified design and access solution for the site. This has been based upon a thorough appraisal of the site and the surrounding area. It has drawn upon the physical context of the site and the surrounding area.

In conclusion, the benefits derived from the proposed development weigh significantly in favour of the awarding of planning consent.

We have demonstrated that the proposals in this instance will fully accord with relevant national and the adopted Local Plan Policies.

In accordance with Section 54A of the Town and Country Planning Act 1990 and Section 38 of the Planning and Compulsory Purchase Act 2004, planning permission should be granted and no material considerations indicate otherwise.

The discussion of the relevant local policies as outlined above, alongside the referenced statements and technical documents, demonstrates that the proposal accords with local planning policy and that the proposal constitutes sustainable development. Therefore the proposal should be approved without delay consistent with national and local policy, such to enable the delivery of a form and scale of development that will meet an identified and demonstrable need.

-

9.0 Conformity Checklist

The erection of nineteen holiday lodges, reception building, facility manager's accommodation and maintenance shed. Formation of two fishing lakes and associated hard and soft landscaping. Bleu Ray Farm, Mill Gate, Whaplode PE12 6RR

The proposed development has been assessed against the CABE checklist for the preparation of Design &

Access Statements

- Process

Does the statement show that the applicant has assessed the site's full context, including physical social and economic characteristics and relevant planning policies?

This report sets out a site appraisal that has been use to evaluate and formulate the proposals. From the appraisal conclusions are drawn to inform and guide the design response. Criteria satisfied.

Has the applicant demonstrated how they have taken account of the results of any community involvement?

Given the nature of the existing Land Use and the extant consent, it is realistically anticipated that the community would be generally supportive of the scale and form of development proposed given the self-evident socio-economic benefits that would arise.

Does the statement show that the scheme has emerged from a rigorous assessment- involvement-evaluation-design process rather than trying to justify retrospectively a predetermined solution?

This report sets out the detailed site appraisal process and methodology that has been use to evaluate and formulate the proposed development. The relevant planning context of the site has been carefully considered. Criteria satisfied.

- Design

Use

Would the application help to create an appropriate mix of uses in the area?

The predominant uses in the locality are C3 and agricultural uses. The proposed use would be compatible with the overall character of this locality. Criteria satisfied.

Would different uses work together well, or would they cause unacceptable annoyance?

The proposed use is compatible with surrounding development. As such no compatibility issues are raised.

Criteria satisfied.

- Amount

Is the density appropriate?

The scale of development proposed is of low density. It is proportionate to the site area. Criteria satisfied.

Could the neighbourhood's services support the amount of development planned?

The nearby villages and towns have services to cater for the scale or proposed development. Criteria satisfied.

- Layout

Do all spaces have a purpose?

Yes. The proposed use of space, and the arrangements of the proposed buildings and car parking/turning

area illustrate an appropriate use of space. Criteria satisfied.

Will public spaces be practical, safe, overlooked and inclusive?

There is no public space as part of this scheme.

Will private spaces be adaptable, secure and inviting?

Yes. The development will be adaptable, secure and inviting. Criteria satisfied.

- Scale

Will the buildings sit comfortably with their surroundings?

Yes. The design solution will ensure a development that is compatible with its surroundings.

Will they, and parts like doors and windows be of a comfortable scale for people?

The scale and form of development will complement adjoining developments. Criteria satisfied.

- Landscaping

Has landscaping been properly considered from the start?

Yes. A Landscaping scheme has been submitted. Criteria satisfied.

Will it help to make the place look good and work well, and will it meet any specific aims for the site?

Landscaping presently makes a contribution to the character of the area. This will be enhanced by the scheme proposals. Criteria satisfied.

Appearance

How will the development visually relate to its surroundings?

In design terms, the development will complement adjoining development. This will ensure the new buildings integrate satisfactorily with their surroundings. Criteria satisfied.

Will it look attractive?

Yes. This application represents an opportunity to provide a high quality of design to complement the setting. Design, scale and building form are the most critical elements. Criteria satisfied.

- Access

Will the space be safe and easy for everyone to move around?

Yes. It provides as safe an easy environment for users. Criteria satisfied.

Will it make the most of the surrounding movement network?

The site relates well to existing movement networks. Criteria satisfied.

Has the applicant clearly described their policy approach and consultation, whether carried out or planned?

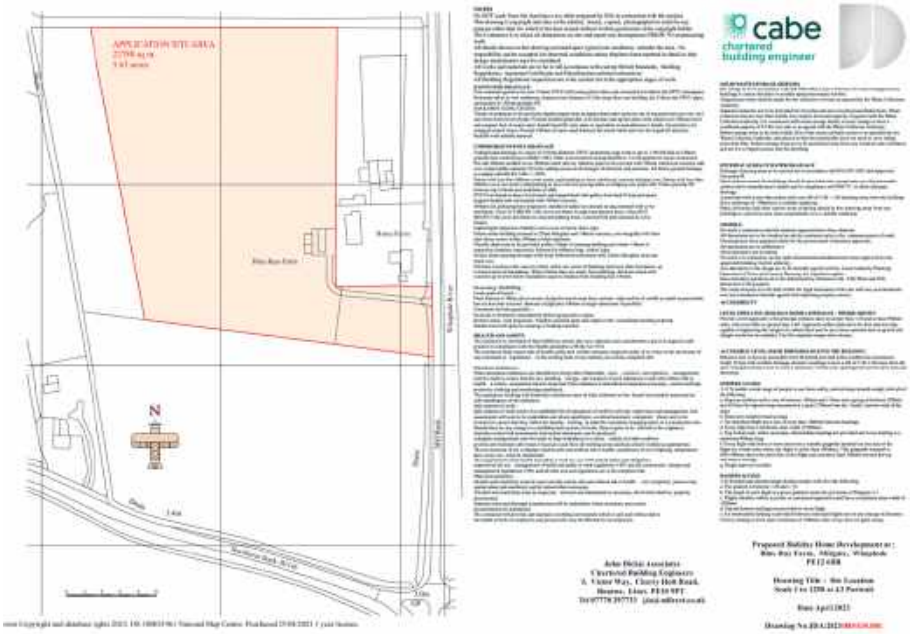
The development conforms to relevant National and Local policies. Criteria satisfied.

John Dickie C. Build E MCABE

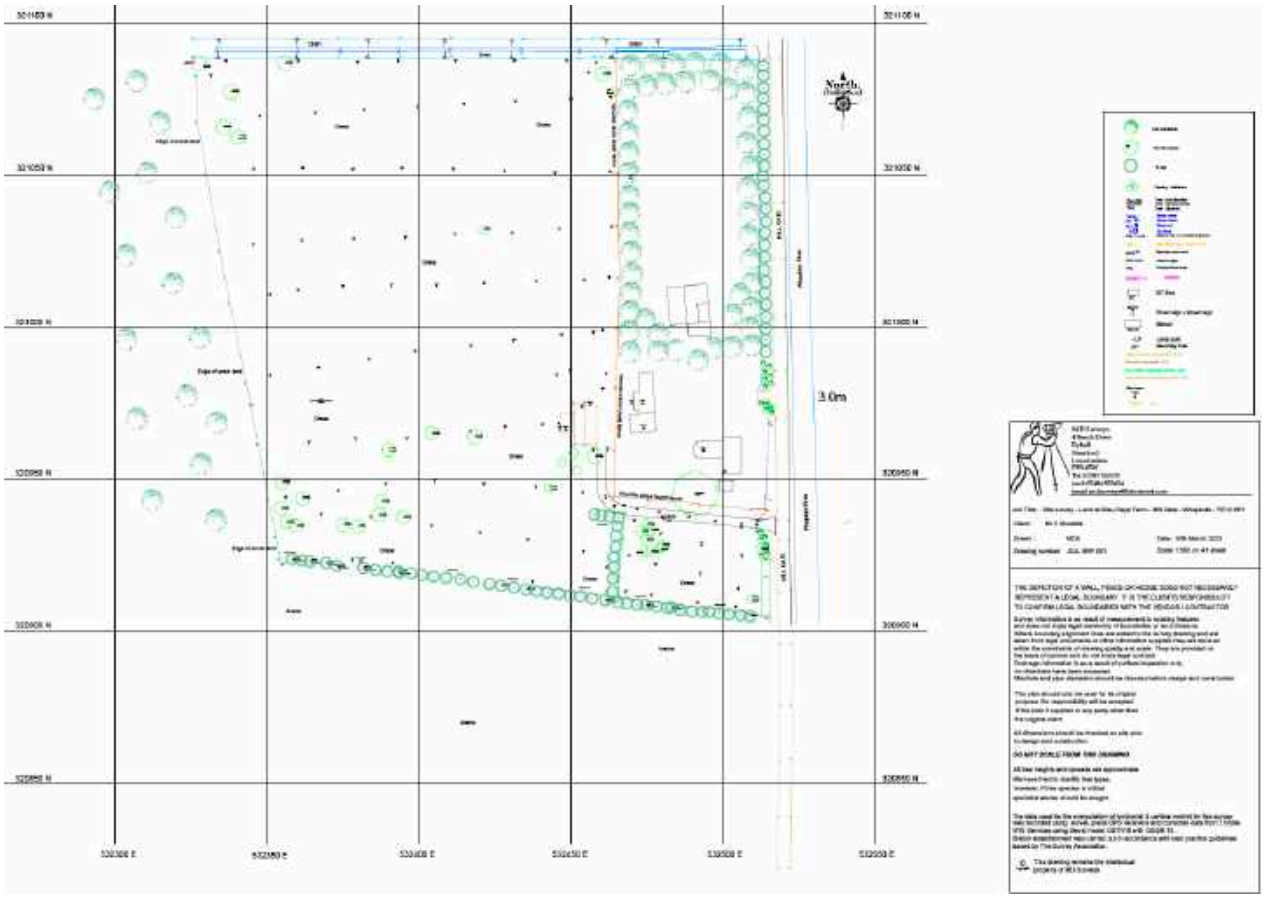
Appendix A EA Flood Mapping



Appendix B - Site Location

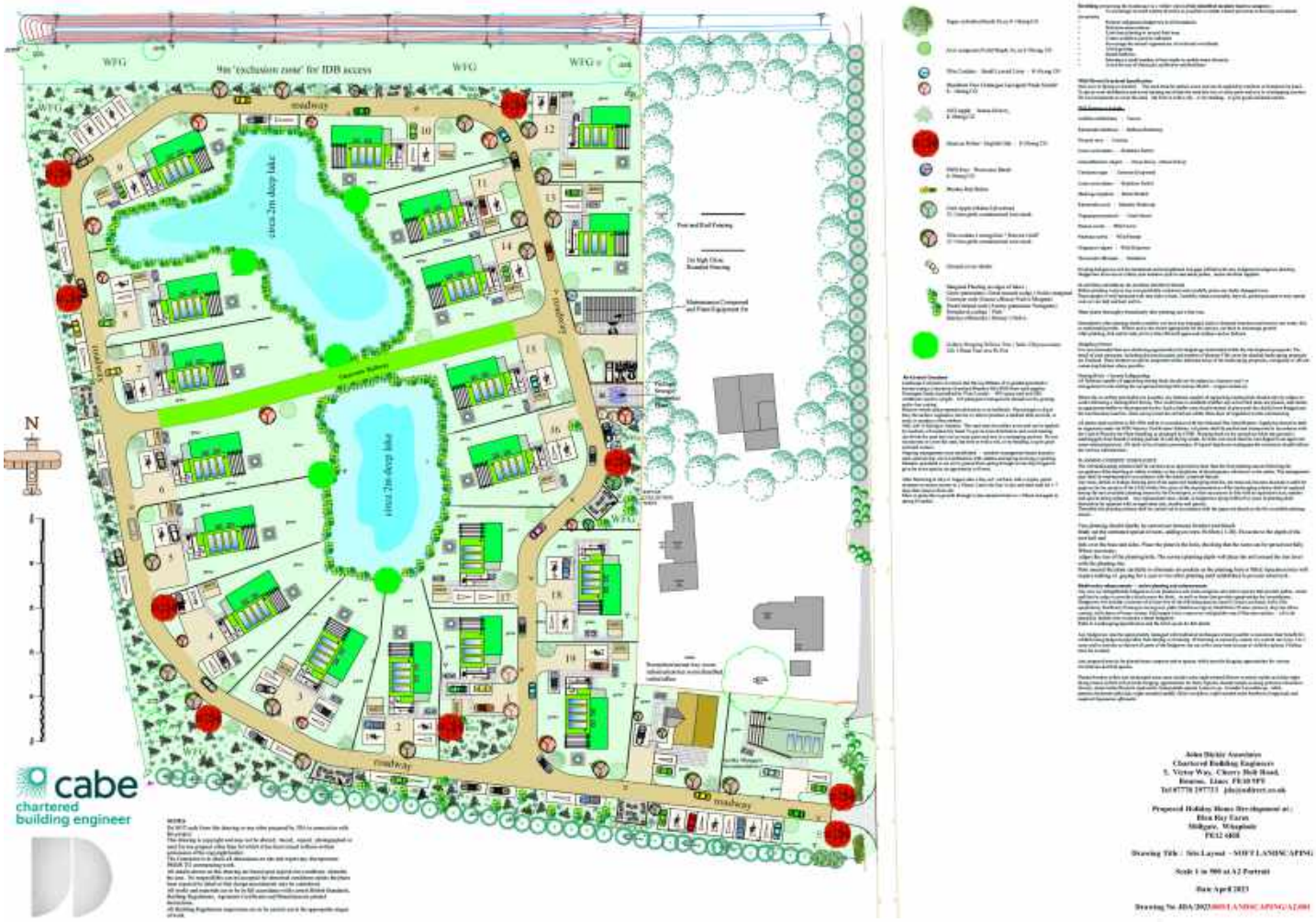


Appendix C - Topographic Survey



Appendix D - Scheme Drawings





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Proposed Holiday Home Development at :
Hen Hay Farm
Milligate, Whaplode
PE12 6RR

Drawing Title : Site Layout - SOFT LANDSCAPING

Scale 1 to 500 at A2 Portrait

Date April 2023

Drawing No JDA/2023/HHY/LANDSCAPING/A2/001





cabe
chartered
building engineer

NOTES
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All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.











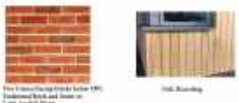












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Proposed Holiday Home Development at :
Hen Hay Farm
Milligate, Whaplode
PE12 6RR

Drawing Title : Lodge Designs

Scale 1 to 1000 at A3 Portrait

Date April 2023

Drawing No JDA/2023/HHY/LODGES/001

DRAFT



Sedum Roof with Solar Panels



PROPOSED FLOOR LAYOUT



PROPOSED ROOF LAYOUT



SIDE ELEVATION



SIDE ELEVATION



Oak Boarding



FRONT ELEVATION



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All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.

MATERIALS
Roofs – Proprietary Sedum Roofs where shown.
Guttering Seam Zinc where shown
Facing Bricks where shown Traditional Brick and Stone – Light Anthill Blend in Lime based mortar.
Windows and doors – Timber hardwood – elsewhere as shown. Oak stain by Sikkens.
Horizontal and vertical cladding where shown – Feather edge Oak boarding – unfinished with 10mm visible gap
RW Goods
Scrumbrella Cast Iron Style Rainwater System by Brett Martin – Black 112mm half round
Lanterns
All Lanterns by Rochdale Limited
Woodburner Flues
Stone approved black Vitreous Enamel where shown
Fascias and Soffits
All to premium high density Anthracite Grey PVCU
Metal Arched
All Arched to solid seasoned Oak timber sections – joinery quality with Oak dowelled connections
Decking, Steps and Ramps
Anti slip Balau Hardwood where shown
Balustrading to Raised Areas
Black painted galvanised steel balusters, rails and handrails where shown
Curtain 'A' Steel – where shown (Atmospheric Corrosion Resistant Steel)
EO1/2/3W Quality panels. Acid proof Stainless Steel screws for fixing panels. Waterproof seals at abutments.
Main Roadway
Self Binding Stabilised Gravel
Driveways and parking areas
Macadam Thickness Skiff Prism Permeable Pavious
Paths and Patios
Porcelain Slate Grey where shown

0m 10

SOLAR ELECTRIC (PHOTOVOLTAIC)
Installation to be in compliance with all manufacturer's details and specifications, the British Standard Approved Document Part P (where this applies) BS EN 61730
Installation must not impact the aesthetic lightness of the roof. All penetrations through the roof to be weather proofed and sourced with suitable flashings, preferably made this site.
Installation to have sufficient resistance to wind uplift to ensure down for the location. The installer to calculate the wind loads for the location, taking this account the local wind speed, the altitude and topography, building height and roof configuration and chosen components at this with a declared wind resistance, has to resist these wind loads.
The roof structure to be designed to accommodate the load of the collectors, and use of a structural engineer to be sought if required
All penetrations to the waterproof pierced through the roof cover tray with suitable flashings, preferably made this site
All components to have adequate resistance to the structural spread of Flame in compliance with Part 9 of Approved Document B
Ensure the panels are not fitted in the shadow of overhanging branches, a chimney or aerial.
For the installation of a grid connected system, the local Distribution Network Operator (DNO) will need to be notified if the system output exceeds 16A per phase (Engineering Recommendation G83/1).
An electrical Circuit spur cable will normally be required. Primary and switch should be located so that they are accessible for maintenance.
Solar electric panels should be inclined as steeply as possible to maximise their solar and electric efficiency.
Ventilation to be provided around the inverter and control equipment.
Fire permanent labels to strong, durable fixture, etc.
Ensure that the system is commissioned properly and test for correct operation.
Provide operating instructions and maintenance recommendations for the homeowner.
An EPC to be provided with Feed-in Tariff (FIT) application showing the energy efficiency of the building the installation is attached to or sited to provide electricity to (eg Level D) ordinate.
System to be commissioned and tested for correct operation in accordance with the MCS 012 standard.
All electrical work to be undertaken by a Part P registered Electrician i.e. NAPIT, ELECSA and NICEIC.

AIR SOURCE HEAT PUMP – ECONOMY 7(OR EQUIVALENT)
Located on exterior – Mitsubishi Ecodan single phase PUHZ-SHW230 or equivalent.
SOUND PRESSURE LEVEL AT 1M (dB) a – 47 LOW NOISE MODE (dBA) – 40

Air Source Heat Pump Installation will comply with the Domestic Building Service Compliance Guide – Dept for Communities and Local Government 2006 and SEL/P5 (1)/ES Tables C1 & C2 with a Annual Performance Factor (APF) of at least 2.7.

The heating system is to be underfloor with mean supply temperatures in the range of 30o to 40o. The Coefficient of Performance (CoP) is to be not less than 2.5 for space heating and 2.6 for domestic hot water. The Seasonal Performance Factor will be no worse than as described in Table C1 of SEL/P5 /15/03. The system will meet the minimum requirements for installation and controls in Table 25 for heat pumps.

The water distribution system is to include close loss-resistant runners to maximise efficiency and ease commissioning and future maintenance. Pipework not contributing to the space heating system will be insulated to prevent heat loss. Restricted pipework between the unit and the house to be insulated to the THMA Guide. The internal room-thermostat should be protected by an anti-freeze solution as recommended by the heat pump manufacturer.

For full heating, the heat pump unit or any supplementary domestic HW heating should be capable of supplying water to the range of 60o to 65o. The domestic hot water (DHW) cylinder should include a safe thermostat and a time clock to optimise the time taken to heat the water.
Heat pump unit controls to include:
1 control of water pump operation (internal and external)
2 control of water temperature for the distribution system
3 control of outdoor fan operation
4 defrost control of external air-side heat exchanger
5 protection for water flow failure
6 protection for high water temperature
7 protection for high refrigerant pressure
8 protection for air flow failure
External controls to include:
1 room thermostat to regulate the room temperature and interlocked with the heat pump operation
2 timer to maximise the operation of the heat pump

System installation by Market Heating Kingdom Mill Lane, Horncastle, Lincolnshire LN9 5HX (01507 523232, info@kingdomheating.co.uk)

AIR SOURCE HEAT PUMPS (ASHPS) GENERAL PERFORMANCE REQUIREMENTS
External pipework between the dwelling and the ground loop or exchanger should be insulated following the THMA guidance
Flow rate should be in accordance to manufacturer's recommendations
The head/energy capacity of the heat to make the heat pump, hot water cylinder and thermal store (where fitted) equipment to be assessed and system for redevelopment should be provided.
Increase the rating of the water electrical power supply if required to accommodate the electrical circuit sheets for the heat pump.
For permanent labels and fixtures to pipework, valves, etc.
Where the heat pump is to be backed up by another heat source, the control of that source must be interlocked to ensure that it can never operate in the presence of 'heat' thermal.
Ensure that the system is commissioned properly and tested for correct operation by a member of the Microgeneration Certification Scheme.
All electrical work to be undertaken by a Part P registered Electrician i.e. NAPIT, ELECSA and NICEIC.
Compliance to the EN 14825, test conditions, rated chilling packages and heat pumps with electrically driven compressors for space heating and cooling (4 parts), EH 20
Provide operating instructions and maintenance recommendations for the homeowner.
Health and safety Cats should be taken to address all issues, including, the risk of Legionnaires' disease.

PLANNING CONSENT COMPLIANCE
The soft landscaping scheme shall be carried out as approved no later than the first planting season following the occupation of the dwelling to which it relates or the completion of development, whichever is the earlier. The management plan shall be implemented in accordance with the agreed schedule.
Any trees, shrubs or hedges forming part of the approved landscaping that die, are removed, become diseased or unfit for purpose (in the opinion of the LPA) within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developer, or their successors in title with an equivalent size, number and species being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.
Thereafter the planting scheme shall be carried out in accordance with the approved details at the first available planting season.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer for plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).
Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor. If not your duties will automatically transferred to the contractor or principal contractor.
The designer can take on the duties, provided there is a written agreement between you and the designer to do so.
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) are longer than 30 working days and has more than 20 workers working simultaneously at any point in the project, or
(b) exceeds 500 person days.

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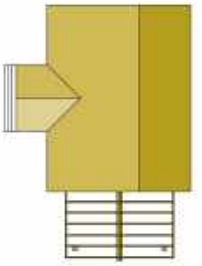
Proposed Holiday Home Development at :
Blea Ray Farm
Millgate, Whaplode
PE12 6RR

Drawing Title : Facility Managers Accommodation

Scale 1 to 200 at A3 Portrait

Date April 2023

Drawing No JDA/2023/BS/MANAGERS.001



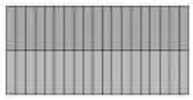
ROOF LAYOUT



FLOOR LAYOUT



GENERAL STORAGE/LANDSCAPING MACHINERY BUILDING FLOOR LAYOUT



GENERAL STORAGE/LANDSCAPING MACHINERY BUILDING ROOF LAYOUT



SIDE ELEVATION/ENTRANCE



Sedum Roof with Solar Panels



FRONT ELEVATION



SIDE ELEVATION - WEST





SIDE ELEVATION - EAST



REAR ELEVATION



SIDE ELEVATION - EAST



Oak Boarding



REAR ELEVATION



Two Course Facing Bricks below DPC
Traditional Brick and Stone co-
Light Anthill Blend



FRONT ELEVATION

MATERIALS
Roofs – Proprietary Sedum Roofs where shown.
Guttering Seam Zinc where shown
Facing Bricks where shown Traditional Brick and Stone – Light Anthill Blend in Lime based mortar.
Windows and doors – Timber hardwood – elsewhere as shown. Oak stain by Sikkens.
Horizontal and vertical cladding where shown – Feather edge Oak boarding – unfinished with 10mm visible gap
RW Goods
Scrumbrella Cast Iron Style Rainwater System by Brett Martin – Black 112mm half round
Lanterns
All Lanterns by Rochdale Limited
Woodburner Flues
Stone approved black Vitreous Enamel where shown
Fascias and Soffits
All to premium high density Anthracite Grey PVCU
Metal Arched
All Arched to solid seasoned Oak timber sections – joinery quality with Oak dowelled connections
Decking, Steps and Ramps
Anti slip Balau Hardwood where shown
Balustrading to Raised Areas
Black painted galvanised steel balusters, rails and handrails where shown
Curtain 'A' Steel – where shown (Atmospheric Corrosion Resistant Steel)
EO1/2/3W Quality panels. Acid proof Stainless Steel screws for fixing panels. Waterproof seals at abutments.
Main Roadway
Self Binding Stabilised Gravel
Driveways and parking areas
Macadam Thickness Skiff Prism Permeable Pavious
Paths and Patios
Porcelain Slate Grey where shown

CHARGING OF ELECTRIC VEHICLES
Electrical vehicle charge point to be provided in all units.

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Tel 07778 297733 jda@ndirect.co.uk

Proposed Holiday Home Development at :
Blea Ray Farm
Millgate, Whaplode
PE12 6RR

Drawing Title : Maintenance Shed and Reception Building

Scale 1 to 200 at A3 Portrait

Date April 2023

Drawing No JDA/2023/BS/BUILDINGS.001



Appendix E - Socio Economic Benefits

Overview of the Sector – Short Term Lets (STLs)

Due to travel restrictions imposed during the Covid-19 pandemic, the market for British holidays has grown, resulting in an increased demand for holiday properties in many areas across the UK.

Demand for short-term rentals

Following a period of rapid growth, total nights in STLs in the UK reached almost 148 million in 2019 Overnight stays are not evenly spread across the UK, with the likes of the South West, Scotland, London and Wales accounting for almost 60% of nights. However, pockets within all regions still benefited from this increased demand, whether that be the holiday let owners or local economies.

Unsurprisingly, the disruption created by the pandemic led to a dramatic initial fall in activity in 2020, with nights spent in accommodation reducing by 63% compared to 2019, but the market rebounded relatively quickly thanks to the staycation boom that followed.

There are a number of reasons for this quick rebound, including the introduction of foreign travel restrictions which made UK accommodation options more attractive in general, as well as the changing consumer requirements which meant that STLs were the safest travel option.

As a result of this latter point, the STL market reported a faster recovery than all other UK accommodation types, with the number of nights spent in STLs in 2021 already back up to 90% of 2019 levels (Figure 2). STLs also doubled their market share between 2019 and 2021, which not only highlights the demand for STLs, but also shows the importance they played in propping up domestic tourism during the height of the pandemic.

UK tourism spending and the role of short-term lets

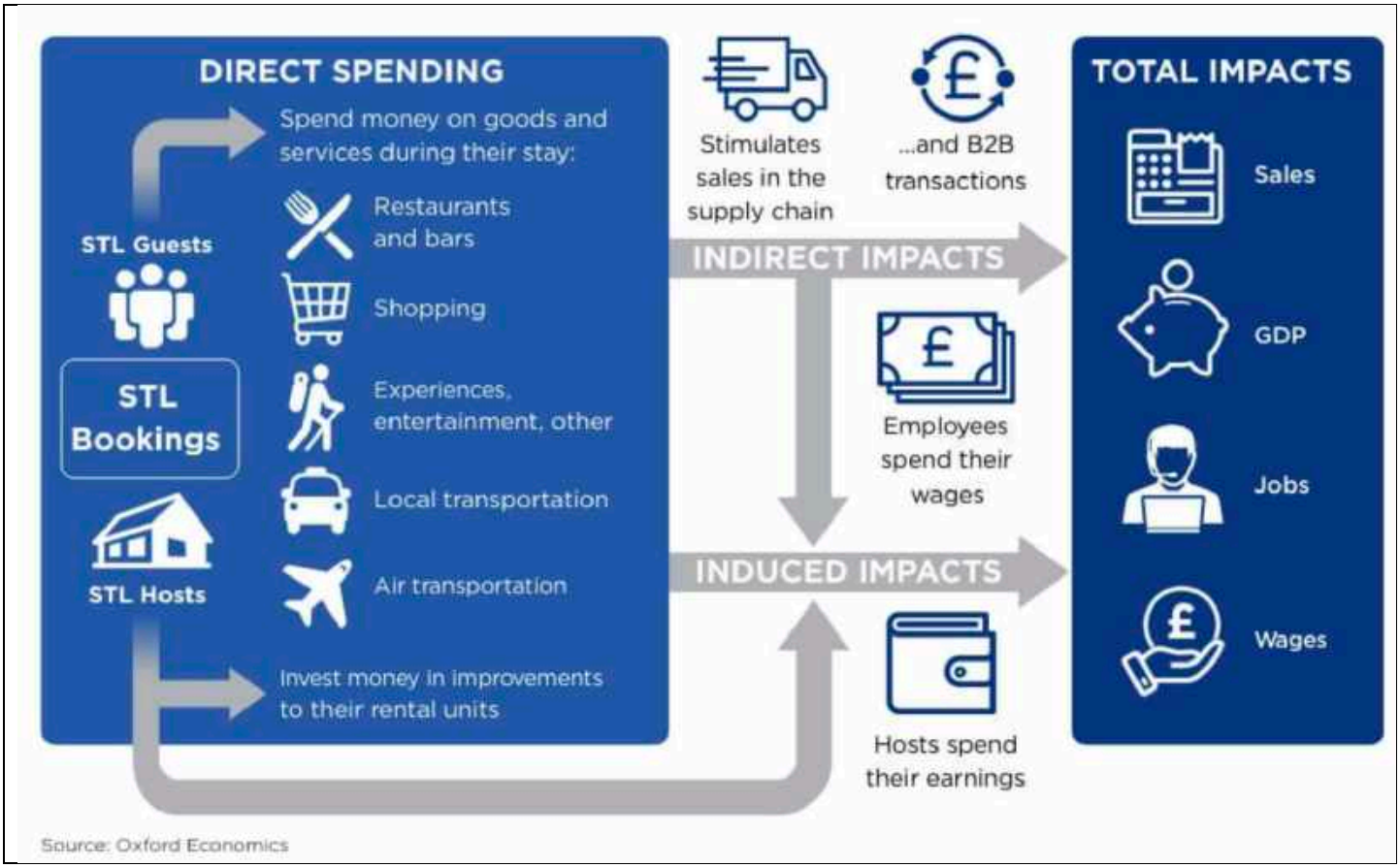
The economic impact associated with STLs goes further than the booking fees, with additional economic benefits for the immediate area supported through guest spending.

Looking at 2019 as a typical year (Figure 3), more than half of total visitor spend was allocated to the accommodation itself, with 56% going directly to the host. In monetary terms this generated £14.2 billion in revenue across the whole of the UK that year. Meanwhile, the retail and the food and beverage sectors were other large beneficiaries of visitor spend in 2019, making up 22% and 11%, respectively – a composition that didn't change significantly during the pandemic either.

Economic Footprint

Contribution to GDP

The economic impact of STLs in the UK spans both the direct spending of the hosts and guests in the area surrounding the holiday let, alongside the indirect or so-called induced contributions that stem from the economic activity along the supply chain of this spending – whether that be the wholesalers that produce the items hosts spend money on, or the employees they pay to run their let.



STLs truly are the economic lifeblood of many parts of the UK, driving spending, providing direct employment and supporting local businesses alike. Moreover, the relative importance of the STL market is proportionately largest in regions of the UK where there is a lower-than-average household income, meaning it is an even more vital source of GDP for these areas.

Potential effects on the local economy and job creation caused by construction and operation of the holiday park.

- There is a potential for local firms, suppliers, consultants and workers to be contracted for the construction activities;
- There is the potential for direct or indirect local employment by the site and its facilities;
- The local economy, firms and workforce could potentially benefit from direct expenditure by the holiday park;
- The local economy, firms and workforce could potentially benefit from the expenditure of visitors to the holiday park in the wider economy;
- Local firms and the workforce benefiting from the activities of the holiday park could potentially in turn increase their expenditure to the benefits of local firms and employment.
- Potential effects on tourism could vary from holiday makers having the opportunity to base their leisure activities in the area due to the implementation of the facilities;
- The high quality and modern nature of the facilities may attract more affluent holiday makers with stronger spending power;
-
- The site may have a beneficial impact on the wider economy and its employment sector with the holiday makers visiting local attractions and spending at local business premises.

Construction Phase benefits to the local economy

The construction of the lodges represents a medium sized construction project within the district, especially within the Spalding area.

The construction investment will take around 22 months. Facilities will involve investment in the local area and will, therefore, create an opportunity for direct and indirect economic benefits. Opportunities will be taken to maximise the use of local labour sources which will provide a positive effect on the local economy and employment.

There will be opportunities for local businesses to benefit either by directly supplying plant and materials to the project or indirectly from the spending of its workforce on the local economy.

The construction of the lodges will create employment opportunities. Based on professional knowledge and experience of holiday let accommodation and construction the build will employ between 5 and 6 FTE.

Given the scale of the proposals and the associated construction activities and employment opportunities this effect is assessed as beneficial and material.

Construction Phase – Construction

The construction will be a small construction project for the local area and will employ between 5 and 6 construction workers as well as professional consultants.

Construction Phase – Manufacturing

A number of elements of the construction will be prefabricated off site. Elements will be sourced from specialist suppliers and manufacturers. While local and regional manufacturers are expected to benefit from the need for other materials needed for construction.

Assessment of Potential Community and Social Effects

Construction Phase
During the construction phase there is a potential for local receptors to be affected by construction activities; predominantly relating to transport, noise and air quality and it is therefore considered that these potential affects have been assessed as part of the planning application the result of which consider the affects to be negligible.

Construction – Local Economy

The sourcing, where possible, of local contractors, suppliers, materials and labour will contribute to the local economy and generate local jobs.

Construction – Local Receptors
It is considered that the construction impacts on the proposal will have a negligible impact on

receptors and this has been identified within the accompanying planning reports that form part of the application.

Operational Phase
The additional chalets will provide the local community with increased access to the countryside as well as sources of recreation and leisure activity.

Operational – Local Economy
Use, where possible, of local labour and suppliers in the day to day running of the holiday park.

Operational – Tourism, Construction and Manufacturing
Tourism: Highest quality of facilities and environment for visitors to the holiday park.

Operational – Community and Social
The additional chalets will provide the local community with increased access to the countryside and opportunities to use and take advantage of increased overnight accommodation to partake in local recreational and leisure activities.

The proposed holiday lodge site will create a positive boost for the economy from land which is currently unused. The proposal will create a positive GVA and employment opportunities and support the districts tourism industry.

Operational Phase

The total turnover of the site with the lodges will be reasonably significant in the local economy and could be expected to turnover in excess of £836,000 when fully occupied (19 lodges). The turnover figure is an approximation taking into consideration the currently advertised weekly prices on the HOSEASONS website. The turnover figure has been worked on the average costing for a 3 bedroomed lodge that is rent out for 52 weeks of the year. This would equate to each lodge generating a turnover figure of £44,000 p/y. The costing has not taken into consideration any additional maintenance or overheads and should only be provided as a guidance for the projected turnover.

The Tourism Alliance considered in its 2007 report that each £1 of turnover generates £0.50 of GVA. Using the ratio of £0.50 of GVA per £1 turnover, the new lodges are projected to generate £110,000 GVA to the general economy 50% of this, £55,000.00 GVA is then anticipated to be the holiday parks additional contribution to the local economy following the completion and operation of the development.

In addition to the full time facility manager, 2 additional full time jobs are anticipated to be directly supported by the holiday park namely:

- Cleaner – 1 x FTE
- Maintenance- 1 x FTE

While these numbers may seem relatively low, these new jobs and income should be considered as an additional benefit to the District's economy

Operational Phase – Local Suppliers

The holiday's parks GVA represents turnover less "outside" purchases of goods and services. The holiday park can, therefore, be expected to purchase £110,000 of goods and services from the wider economy. A substantial proportion of these will be purchased from local firms. Such expenditure with local firms will in turn enable them to generate additional GVA and employment.

The Federation's report and case studies of 2007 estimate that an average of 55% of such purchased goods and services are bought locally. In this instance therefore, it can be estimated that £60,000 of goods and services will be purchased by the holiday park within the South Holland jurisdiction. The turnover of local firms within the area will therefore be increased by £60,000. Using the GVA ratios of the Federation report this will increase the GVA of these firms by £60,000 and support 1 FTE jobs.

Summary of Effects of the Proposed Holiday Lodge Park on the Local Economy

Holiday Lodge Park	GVA	FTE Jobs
Local Suppliers	£60,000	1
Wider Economy	£59,000	-
Indirect Effects	£40,000	-

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